

Prepared by & return to:
Byrne & Associates, PLLC
1326 Hardwood Trail
Cordova, TN 38016
901-737-1922
File No. 2010090024

WARRANTY DEED

THIS INDENTURE, made and entered into this 29TH DAY OF October, 2010, by and between **TERRY C. LANE AND PAULINE LANE, BOTH UNMARRIED PERSONS**, party of the first part, and **PENNIE AYERS, AN UNMARRIED PERSON**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the, County of **DESOTO**, State of **MISSISSIPPI**.

LOT 4, LANESBOROUGH ESTATES, IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD AT PLAT BOOK 85, PAGE 34, IN CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) HEREIN AS SHOWN BY DEED OF RECORD AT BOOK 597, PAGE 371, IN SAID CHANCERY CLERK'S OFFICE.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT for Subdivision Restrictions, Building Lines and Easements of record in PLAT BOOK 85, PAGE 34, all in said Chancery Clerk's Office. 2010 DESOTO COUNTY realty taxes, not yet due and payable, and as set forth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor's Address	TERRY C. LANE AND PAULINE LANE 55 W. 116th St. #192 New York, NY 10026	Grantee's address	PENNIE AYERS 4352 Chelsey Way Court Snellville, GA 30039
Parcel Number	2061-01050-00004.00	Phone No.:	678-344-4686
Phone No.:	917-821-8283	Phone No.:	N/A
Phone No.:	N/A		

WITNESS the signatures of the parties of the first part the day and year first above written.

TERRY C. LANE

PAULINE LANE

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **TERRY C. LANE**, to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and Notarial Seal this 19th DAY OF October, 2010.

Sherry L Blanchard
Notary Public

My Commission Expires: 4/30/13

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **PAULINE LANE**, to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and Notarial Seal this 19TH DAY OF OCTOBER, 2010.

Sherry L Blanchard
Notary Public

My Commission Expires: 4/30/13

Property Owner and Address:
PENNIE AYERS
4352 Chelsey Way Court
Snellville, GA 30039

Mail tax bills to:
First State Bank
480 Oil Well Road, Second Floor
Jackson, TN 38305

